

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-125
Date Filed: 11-07-06

AN ORDINANCE TO AMEND ORDINANCE 03-O-0420 WHICH AMENDED ORDINANCE Z-66-224, Z-71-71 AND Z-73-21, AS PREVIOUSLY AMENDED, REZONING FROM THE R-3 AND R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICTS TO THE C-1-C (COMMUNITY BUSINESS-CONDITIONAL) DISTRICT, PROPERTY LOCATED AT **3312-3316 Piedmont Road, N.E. and 3232-3242 Peachtree Road, N.E FOR THE PURPOSE OF A SITE PLAN AMENDMENT.**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **3312-3316 Piedmont Road, N.E. and 3232-3242 Peachtree Road, N.E.,** for the purpose of a Site Plan Amendment; to wit:

ALL THAT TRACT or parcel of land lying and being Land Lots 61 and 62 of the 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Z-06-125

Altman, Kritzer & Levick
Buckhead Partners, Ltd./Fulton County/Highland File No. AKL 94-021

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LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 61 and 62 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the southwesterly right-of-way line of Piedmont Road (variable width right-of-way) and the northwesterly right-of-way line of Peachtree Road (80' right-of-way) if said right-of-way lines were extended to form an angle point; proceeding thence along said northwesterly right-of-way line, southwesterly a distance of 186.20 feet to a point, said point being the True Point of Beginning; continuing thence along said northwesterly right-of-way line, the following courses: South 54° 18' 02" West a distance of 225.21 feet to an iron pin; South 52° 15' 14" West a distance of 49.79 feet to a point and South 51° 57' 43" West a distance of 231.06 feet to an iron pin; leaving said northwesterly right-of-way line and proceeding thence North 24° 16' 49" West a distance of 286.72 feet to an iron pin; proceeding thence South 61° 26' 51" West a distance of 69.96 feet to an iron pin; proceeding thence South 52° 12' 14" West a distance of 100.08 feet to an iron pin; proceeding thence North 23° 29' 24" West a distance of 361.19 feet to a point; proceeding thence North 23° 41' 29" West a distance of 179.07 feet to an iron pin; proceeding thence North 23° 14' 24" West a distance of 59.93 feet to an iron pin; proceeding thence North 24° 21' 58" West a distance of 39.29 feet to a point; proceeding thence North 66° 48' 12" East a distance of 355.46 feet to an iron pin; proceeding thence North 66° 49' 57" East a distance of 499.92 feet to a point on said southwesterly right-of-way line of Piedmont Road; proceeding thence along said southwesterly right-of-way line, the following courses: South 21° 11' 52" East a distance of 207.20 feet to a point, South 21° 58' 44" East a distance of 25.70 feet to a point and South 24° 30' 52" East a distance of 102.12 feet to a point; leaving said southwesterly right-of-way line and proceeding thence South 55° 00' 27" West a distance of 289.93 feet to an iron pin; proceeding thence South 23° 20' 15" East a distance of 99.94 feet to an iron pin; proceeding thence North 54° 42' 24" East a distance of 100.12 feet to a point; proceeding thence South 23° 49' 25" East a distance of 300.60 feet to the true point of beginning.

Said tract or parcel of land contains 13.1138 acres as shown on the Boundary Survey for Branch Development, prepared by Travis Pruitt & Associates, P.C., dated January 14, 1994, last revised April 18, 1994.